

## Amendments and Changes to the Rental Housing Ordinance

The size of the original district has been reduced. Council has created five smaller compact districts.

The registration and its fee have been eliminated.

**New requirement that the owner provides notification to the Inspections Department, that a property is being used as a residential rental dwelling unit**

There is a civil penalty of \$50.00 for failure to provide this notification after receiving notice.

Created a new Inspection Fee schedule

\$35.00 for the first two inspections / per unit

\$50.00 for any other needed inspections / per unit

Certificates of Compliance issued upon verification of repairs, will now be valid for either 12 months or 48 months. Properties with no, or minor violations will be exempt from inspection for the 48 month period.

**Multi-family developments** are redefined as a development consisting of **ten or more dwelling units under the same ownership, on the same parcel** including all of the multifamily buildings of the development.

New fee and inspection schedule for Multi-family developments with ten or more units. No less than two, no more than ten percent of the units will be inspected. **The fee charged will be for the number of units inspected.** If more units need to be inspected to achieve compliance, the unit fee will be charged for each unit inspected.

Civil Penalties for violations of the Virginia Uniform Statewide Building Code for Property Maintenance, this change affects all properties within the City of Winchester. Previously violations were Criminal Misdemeanors.